

# JUNEAU STATE LAND PLAN SUMMARY

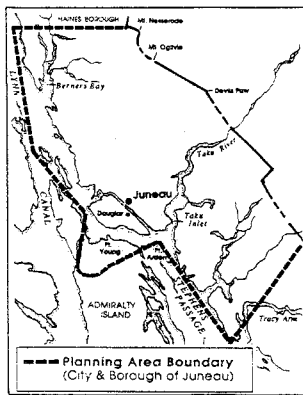
## What is the Juneau State Land Plan?

The Juneau State Land Plan describes how the Alaska Department of Natural Resources (DNR) will manage state-land, including uplands, tidelands, submerged lands, and shorelands in the City and Borough of Juneau (CBJ). The plan determines how the land will be managed, including classifying lands and providing guidelines for leases and permits. The plan also identifies areas to be sold and closes some areas to new mineral entry. The plan does not make decisions for federal, Native, or private lands, nor does it change fish and game regulations.

## What areas does the Plan cover?

The Juneau Planning Area includes all state-owned and selected lands in the City and Borough of Juneau including the annexation area on north Admiralty Island.

There are approximately 44,000 acres of state owned and selected uplands and 307,000 acres of state tidelands and submerged lands in the planning area.



## Where to get a copy of the Plan

Copies of the complete plan have been sent to the Juneau City and Borough Offices, DNR Offices, and public libraries in and adjacent to the planning area. Additional copies can be purchased from:

Alaska Department of Natural Resources  
Division of Land  
400 Willoughby Ave., Suite 400  
Juneau, AK 99801



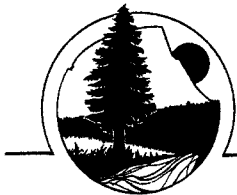
Copies can also be purchased from the DNR Public Information Center in Anchorage (3601 C Street, Suite 200) and at the DNR Division of Land office in Fairbanks (3700 Airport Way).

## How was the Plan developed?

The Juneau State Land Plan is the product of a two-year effort by DNR staff, a planning team, and the public. The planning team included 14 representatives from state and federal agencies and the City and Borough of Juneau (CBJ). Following is an outline of the planning process:

### THE PROCESS

1. MAP & ANALYZE resources & uses (summer, fall 1991)
2. DEVELOP AGENCY REVIEW DRAFT PLAN (ARD) consistent with land use designations in the CBJ Comprehensive & Coastal Management Plans (fall 1991 & winter 1992)
3. PLANNING TEAM & AGENCIES REVIEW ARD (spring 1992)
4. PREPARE PUBLIC REVIEW DRAFT PLAN (PRD) based on comments on the ARD (summer 1992)
5. PUBLIC REVIEWS PRD (summer, fall 1992)
6. PREPARE FINAL PLAN incorporating comments on the PRD (fall 1992)
7. COMMISSIONER SIGNS PLAN & ADOPTS IT as DNR's management intent for state lands in the planning area (winter 1993)

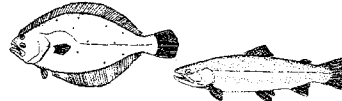


# SUMMARY OF LAND MANAGEMENT POLICIES

DEPARTMENT OF NATURAL RESOURCES - DIVISION OF LAND - RESOURCE ASSESSMENT & DEVELOPMENT



Management intents for major resources and uses are summarized in the following sections. The Juneau State Land Plan also includes policies for heritage resources, access (including roads, trails, and utilities), and coordination and public notice.



## Fish & Wildlife Habitat & Harvest

All lands serve as fish and wildlife habitat and harvest areas to some degree. The most important habitat and harvest areas will be retained in public ownership and managed to maintain fish and wildlife production and related public uses. Fish and wildlife habitat and harvest are managed as primary uses of state lands in most marine and fresh water areas. Important areas for terrestrial habitats are also designated.

Special guidelines apply to particularly important habitat areas such as sea lion haulouts and the mouths of anadromous streams. Certain areas are closed to new mineral entry to protect fisheries (see Mining below).

## Mining

The plan provides broad management intent for areas with mineral potential including areas where minerals development is proposed. However, the plan does not make decisions on pending applications such as for the A-J and Kensington mines. Such decisions are made during the application review process. Decisions must, however, be consistent with the plan's management intent and guidelines.

The plan also includes policies concerning areas of state land closed to new mineral entry based on a finding of incompatibility with significant surface uses consistent with AS 38.05.185. Mineral closures do not affect existing claims.

Areas closed to new mineral entry are shown on the map on the reverse side. They cover approximately 28,500 acres including:

1. SETTLEMENT AREAS. Four areas are proposed for settlement over the next 20 years. These parcels are located along upper Lena Creek, along the Lena Loop Road and Channel Vista Drive, and near the Lemon Creek Correctional Center.
2. IDENTIFIED MATERIALS SITES. Important state-owned materials sites include Eleven-mile Creek on north Douglas Island, Lemon Creek, Sheep Creek Delta, and a site near Eagle Beach.
3. MOUTHS OF CERTAIN ANADROMOUS FISH STREAMS. These include estuarine areas, from mean high water to a water depth of 40 feet. The purpose of these closures is to sustain the productivity of the Juneau area commercial and community harvest fisheries.
4. FISH HATCHERIES & NET PEN SITES. These include 40-acre tide-land and submerged land sites adjacent to four fish hatcheries and eight net pens. The hatcheries and the fisheries are critically dependent on the estuarine rearing habitat nearby. The closure is also intended to protect the significant state and private investments in these hatcheries.
5. BERNERS RIVER & MONTANA CREEK. The bed (below the ordinary high water mark) of both branches of the Berners River is closed. This area extends from the mouth north to the planning area boundary. The Berners River is closed because mining in the bed of the river would conflict with spawning, incubation, and rearing of the significant populations of anadromous fish in this clear-water system. The bed (below the ordinary high water mark) of Montana Creek is closed from the north boundary of state land on Montana Creek to the confluence of Montana Creek with the Mendenhall River. State uplands above the ordinary high water mark extending landward 50 feet on either side of Montana Creek are also closed to protect intensive recreation uses and fisheries values along the creek. Montana Creek is closed to protect the spawning, incubation, and rearing areas for significant populations of anadromous fish in this clear-water system.



## Recreation & Tourism

Recreation and tourism are important uses of state land in the CBJ. The plan designates high-value recreation areas either for dispersed recreation or public use sites. In addition, key areas used for wildlife viewing are designated wildlife habitat. In the past, the legislature has considered designating the Channel Islands as a State Marine Park. The plan prescribes designations and management intent that recognizes the islands' unique values for recreation, tourism, and wildlife. The plan also recognizes and protects the most heavily used anchorages and recognizes the need for increased capacity for boat launches and marinas. The plan also recommends selecting additional lands for community recreation.

## Waterfront Development & Shoreline Use

Sixteen areas are designated "Waterfront Development." Many of these areas are also co-designated for other values such as recreation and habitat. Most of these areas have already been designated "Special Waterfront Areas" by the Juneau Coastal Management Plan, "Conceptual New Growth Areas" by the Juneau Comprehensive Plan, or "Waterfront Industrial/Commercial Areas" by CBJ ordinance. The following areas are designated "Waterfront Development" by the Juneau State Land Plan:

- |                                  |  |
|----------------------------------|--|
| A. Sawmill Creek                 | I. Kowee Creek                         |
| B. Bessie Creek                  | J. Douglas Harbor                      |
| C. South Tee Harbor              | K. Comet Beach                         |
| D. Auke Bay State Ferry Terminal | L. Outer State Creek Cove              |
| E. Auke Bay                      | M. Youngs Bay (Greens Creek Mine Dock) |
| F. Douglas Bridge                | N. Hawk Inlet old cannery site         |
| G. Salmon Creek                  | O. Bart Lake                           |
| H. Sheep Creek                   | P. Snettisham                          |

Eight larger areas are identified for their potential to support waterfront development:

- |   |
|---|
| Q. Lena Point, west   |
| R. Juneau Waterfront (between Snowslide Creek & Wickersham Ave.)        |
| S. Southwest Douglas Island (between Outer and Inner points)            |
| T. Hawk Inlet   |
| U. Slocum Inlet   |
| V. Snettisham Peninsula (including Gilbert Bay & lower Port Snettisham) |
| W. Williams Cove  |
| X. Treadwell  |

However, specific sites within the eight larger areas listed above were not identified by the plan for one of three reasons: the lack of habitat and engineering information; the intent to provide access to resources on uplands but no near-term plans for development; or in the case of the Juneau waterfront, most of the tidelands that are likely to be developed are in CBJ and private ownership. Only portions of Juneau waterfront development projects are likely to be built on state tidelands.

## Land Sales

The Juneau State Land Plan determines which lands will be offered for private ownership in the planning area. Most of the uplands that the state originally owned that are suitable for settlement have been transferred to CBJ under municipal entitlement programs. Other suitable areas are now in private ownership. Only 1,100 acres in four areas are proposed by the plan to be offered for sale over the next 20 years. These parcels are located along upper Lena Creek, along the Lena Loop Road and Channel Vista Drive, and near the Lemon Creek Correctional Center.

## Commercial Recreation Leasing

The plan specifies where commercial recreation leases for facilities such as lodges, marinas, and campgrounds may be authorized. The plan also identifies some areas where commercial recreation may not occur, such as on some of the smaller and more sensitive islands in Lynn Canal.

## Water Resources & Uses

Several areas are designated for water resources. These include the areas designated by the amended CBJ Comprehensive Plan that identifies watershed protection areas for drinking water sources including Salmon, Gold, Montana, and Fish creeks. The Juneau State Land Plan also provides management intent for waterbodies with hydropower potential (including Lake Dorothy, Bart Lake, and Sheep Creek) and existing hydropower facilities (Salmon Creek, Gold Creek, and Snettisham). Finally, the plan includes management intent that allows for potential water export from the existing Snettisham trailrace.



## Forestry

There is little commercial timber harvest potential on the approximately 44,000 acres of state-owned and selected uplands in the planning area. Nonetheless, the plan provides management intent that includes resource transfer facilities in Gilbert Bay and Hawk Inlet where the U.S. Forest Service may need tideland access to commercial timber in the future.

## Aquatic Farming

The plan includes guidelines to reduce conflicts between aquatic farming and other competing uses, particularly in areas designated for resource transfer facilities, mining, waterfront development, fish and wildlife habitat and harvest, settlement, and public use sites.

## Floating Facilities

No areas are designated specifically for floating residential facilities such as floathomes. Floathomes are prohibited in the same areas and under the same provisions as in the CBJ Coastal Management Plan. They are also generally not allowed in areas designated for recreation, habitat, harvest, waterfront development, or near aquatic farming operations and heritage resource sites. Guidelines are included that will reduce or eliminate conflicts between floating residential facilities and other important resources and uses.

## Materials

The plan designates certain areas for materials extraction near Sheep Creek, Eagle River, Eleven-mile Creek, and Lemon Creek. It also includes provisions to protect viewsheds, fish and wildlife habitat, and recreation, and ensures adequate materials resources for development prior to state lands being sold.

## Public & Private Access

Plan-wide guidelines include intent to protect anchorages, section line easements, RS2477 trails, and access to public and private lands and resources.

## Shorelines & Stream Corridors

The plan establishes widths for reserved public access, building setbacks, and fish management zones along lakes, streams, and marine waters.



# OTHER FEATURES

## New Land Selections

In 1989, prior to this planning process, the federal lands within CBJ were reviewed by DNR for potential as new state land selections. The plan identifies some new areas for state selection. Recommended selections include uplands designated by the legislature as part of the Taku Harbor State Marine Park that are still in U.S. Forest Service ownership. The Lena Cove Picnic Area and the Auke Village Public Recreation Area are recommended for "toppling" so that they may be selected by the state if the U.S. Forest Service decides to relinquish them from federal ownership.

## Other Plans & Programs

The policies of the Juneau State Land Plan for state land were written to be consistent with the Alaska Coastal Management Standards and the following CBJ programs: Coastal Management Plan, Comprehensive Plan, zoning districts, and watershed protection and control programs.

## Indian Cove Special Use Area

Indian Cove has been designated as a "Special Use Area" under 11 AAC 96. This requires that new applications for boat moorage and other activities will undergo a permit review process. Special stipulations will apply. This designation is intended to reduce conflicts over developments on state-owned tidelands and submerged lands in the cove.

## HOW THE PLAN CAN BE CHANGED

The plan must be flexible to respond to changes in information, technology, economics, and public opinion. The plan may be amended with the approval of the Commissioner of DNR, after public review and consultation with affected agencies. The plan will also undergo periodic review to determine if updates are necessary.

Special exceptions to the plan can be made in cases where it is impossible or impractical to comply with the plan, and when an alternative course of action will meet the plan's purpose. Special exceptions require public notice. Minor changes to the plan, such as clarifications or corrections, do not require public review.

This brochure was released by the Department of Natural Resources, printed at a cost of \$0.98 per copy, & printed in Anchorage, Alaska, for the purpose of providing the public an opportunity to review a summary of the Juneau State Land Plan.



# JUNEAU STATE LAND PLAN

## LAND USE DESIGNATIONS

- Waterfront Development
- Proposed Waterfront Development
- Shoreline Use
- Settlement
- Mining
- Water
- Habitat/Harvest/Recreation/  
General Use/Other Designations  
(see Plan for Specific Designations)
- Public Facilities

## MINERAL CLOSURES

- ◆ Proposed Land Sales
- ◆ Material Sites
- Estuarine Rearing Areas at the Mouths  
of Anadromous Streams
- ▲ Fish Hatcheries
- Net Pen Sites for the Release of Salmon
- ‡ Streams or Rivers
- ★ Habitat Lands Purchased with Federal Money
- \* Recreation Area

## LAND OWNERSHIP

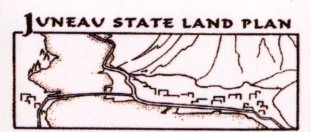
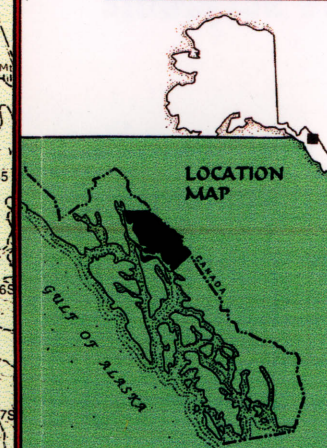
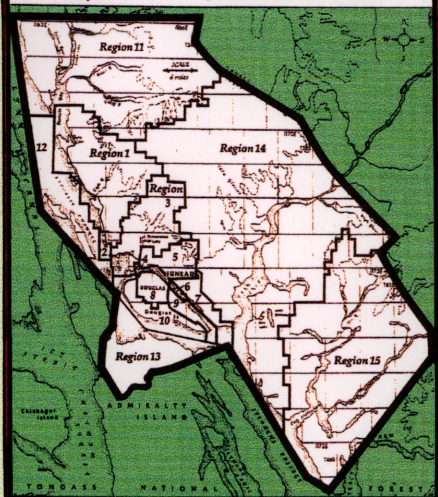
All land use designation areas shown are state owned or selected uplands or tidelands. All remaining non-state lands include city and borough, federal, Native, Mental Health Trust, University, and private lands. Detailed land status is not shown because of the complex land ownership patterns and the size limitations of the map. Maps with more detail are included within the plan.

- Proposed for State Selection
- Legislatively Designated Areas  
(State Parks & Mendenhall Wetlands State Game Refuge)
- \* Indian Cove Special Use Area

Juneau State Land Plan Boundary

## REGION INDEX MAP

For detailed status, please see region maps within chapter three of the Juneau State Land Plan.



DECEMBER 1993